

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

139 SAN MATEO AVENUE MILDURA VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,750

Property type

House

Suburb

Mildura

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

40 RUBY AVENUE MILDURA VIC 3500	\$425,000	15-Oct-25
73 MAGNOLIA AVENUE MILDURA VIC 3500	\$402,500	15-Oct-25
16 VICTOR AVENUE MILDURA VIC 3500	\$420,000	04-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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40 RUBY AVENUE MILDURA VIC 3500

 3  2  1

Sold Price

\$425,000

Sold Date

15-Oct-25

Distance

0.58km



73 MAGNOLIA AVENUE MILDURA VIC 3500

 3  2  -

Sold Price

\$402,500

Sold Date

15-Oct-25

Distance

0.35km



16 VICTOR AVENUE MILDURA VIC 3500

 3  1  2

Sold Price

\$420,000

Sold Date

04-Feb-26

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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